

113.0

0008

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,066,800 / 1,066,800

USE VALUE: 1,066,800 / 1,066,800

ASSESSED: 1,066,800 / 1,066,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City	
86		SUNSET RD, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	KADHIRESAN VEERICHETTY A	
Owner 2:	KADHIRESAN SUBATHRA	
Owner 3:		

Street 1:	86 SUNSET RD
Street 2:	

Twn/City:	ARLINGTON
StProv:	MA
Cntry:	
Own Occ:	Y

Postal:	02476	Type:
---------	-------	-------

PREVIOUS OWNER

Owner 1:	MCELHERAN ANDREW/KRISTINA -
Owner 2:	-

Street 1:	86 SUNSET RD
Twn/City:	ARLINGTON

StProv:	MA	Cntry:	
Postal:	02476	Type:	

NARRATIVE DESCRIPTION
This parcel contains 5,872 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2008, having primarily Vinyl Exterior and 3118 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5872		Sq. Ft.	Site		0	70.	1.02	6									417,312			G10		417,300		

Total AC/Ha: 0.13480

Total SF/SM: 5872

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 417,312

Spl Credit

Total: 417,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

APPRAISED: 1,066,800	1,066,800
USE VALUE: 1,066,800	1,066,800
ASSESSED: 1,066,800	1,066,800

User Acct 72744	72744
GIS Ref	GIS Ref
GIS Ref	GIS Ref
Insp Date	Insp Date
02/13/20	02/13/20

Entered Lot Size	Entered Lot Size
Total Land:	Total Land:
Land Unit Type:	Land Unit Type:

18829!	18829!
PRIOR ID #1: 72744	PRIOR ID #1: 72744

PRINT	PRINT
Date 12/10/20	Date 12/10/20
Time 23:22:18	Time 23:22:18

LAST REV	LAST REV
Date 03/27/20	Date 03/27/20
Time 09:41:33	Time 09:41:33

danam	danam
PRIOR ID #2: danam	PRIOR ID #2: danam
PRIOR ID #3: danam	PRIOR ID #3: danam

8829	8829
ASR Map:	ASR Map:

Fact Dist:	Fact Dist:
Reval Dist:	Reval Dist:

Year:	Year:
LandReason:	LandReason:

BldReason:	BldReason:
CivilDistrict:	CivilDistrict:

Ratio:	Ratio:

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCELHERAN ANDRE	1458-30		8/13/2014		850,000	No	No		
ROGERS AND COMP	1369-117		6/12/2009		725,000	No	No		
WALSH ROBERT F	1361-9		10/16/2008	Change>Sale	255,000	No	No		
WALSH ROBERT F	989-156		10/1/1984	Family		No	No	N	
	354-109		1/1/1901	Family					

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
2/19/2020	235	Redo Kit	12,800	C					2/13/2020	Inspected	PT	Paul T							
6/9/2015	635	Manual	1,500		6/9/2015			Install 2 inch the	9/15/2018	MEAS&NOTICE	HS	Hanne S							
6/20/2012	762	Redo Bas	55,000					FINISH BMT & ADD 1	6/18/2013	Info Fm Prmt	BR	B Rossignol							
9/25/2008	1188	New Buil	233,800	C		G10	GR FY10	NEW SF HOME	7/25/2012	External Ins	BR	B Rossignol							
9/25/2008	1187	Demo gar	2,500	C		G10	GR FY10		7/17/2012	Info Fm Prmt	BR	B Rossignol							
									5/6/2009	Measured	189	PATRIOT							
									2/8/2000	Meas/Inspect	263	PATRIOT							
									1/1/1919										

Sign: VERIFICATION OF VISIT NOT DATA	/	/	/
--------------------------------------	---	---	---

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Very Good	A Bath:	Rating:					10	WDK (130)	1	13							
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:					24										
			%	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:															
				OthrFix:	Rating:	RESIDENTIAL GRID																
GENERAL INFORMATION				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1														
Grade: B- - Good (-)	Year Blt: 2008	Eff Yr Blt:		Kits: 1	Rating: Very Good	A Kits:	Rating:	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Alt LUC:		Alt %:		Fpl: 1	Rating: Very Good	Other																
Jurisdct: G14		Fact: .		WSFlue:	Rating:	Upper																
Const Mod:						Lvl 2																
Lump Sum Adj:						Lvl 1																
INTERIOR INFORMATION				CONDOS INFORMATION				Total	RMs:	9	BRs:	3	Baths:	2	HB:	1						
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	%	Floor:		% Own:		No Unit	RMS	BRs	FL											
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Name:		Exterior:		1	9	3	M											
						Interior:																
						Additions:																
						Kitchen:																
						Baths:																
						Plumbing:																
						Electric:																
						Heating:																
						General:																
DEPRECIATION				CALC SUMMARY				Totals								1	9	3				
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	%	Basic \$ / SQ: 125.00	Size Adj.: 1.14249527	Const Adj.: 1.00989902	Adj \$ / SQ: 144.226															
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Other Features: 136593	Grade Factor: 1.21	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val												
				LUC Factor: 1.00	Adj Total: 656109	Depreciation: 6561	Depreciated Total: 649548	Juris. Factor: 1.00	Before Depr: 174.51	Special Features: 0	Val/Su Net: 179.07	Final Total: 649500	Val/Su SzAd: 304.64									
MOBILE HOME	Make:	Model:	Serial #:	Year:	Color:	SPEC FEATURES/YARD ITEMS												PARCEL ID 113.0-0008-0007.0				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N				Total Yard Items:				Total Special Features:				Total:										